

LOCATION MAP
N.T.S.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -2 PM 1:50

PLAN HAS BEEN ACCEPTED BY

DOSA

5-9-02 441-0
(date) (number)

If no plats are filed, plan will expire

On 11-8-03

1st plat filed on

DEVELOPER:
GALLERIA VENTURES
4323 SPECTRUM ONE
SAN ANTONIO, TEXAS 78230

NO.	DATE	DESCRIPTION	REVISIONS
3	05/01/02	CHANGED STREET "A" CLASSIFICATION MODIFIED STREET "B" ALIGNMENT	
2	03/04/02	UPDATE FOR STREET "A" ALIGNMENT CHANGE	
1	1/23/97	REMOVE PORTION OF PECAN SPRINGS/QUIT CLAIM	
		FILE NO.	LOCATION

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

PREPARED FOR:
GALLERIA VENTURES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FIESTA NORTHWEST CROSSING SUBDIVISION
SAN ANTONIO, TEXAS
159.39 ACRE TRACT

DATE: DEC. 5, 1994

Vertical SCALE

Horizontal SCALE

0 150' 300' 450'

SHEET 1 OF 1

PROJ. NO.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

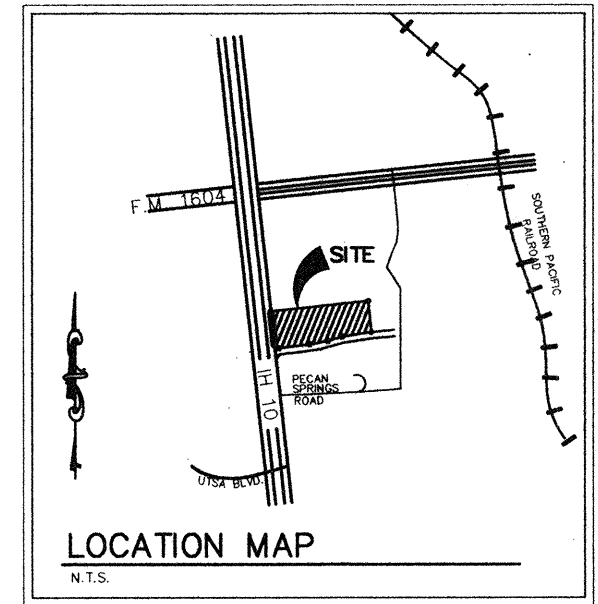
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

1. - FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 421.27'.
4. - ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

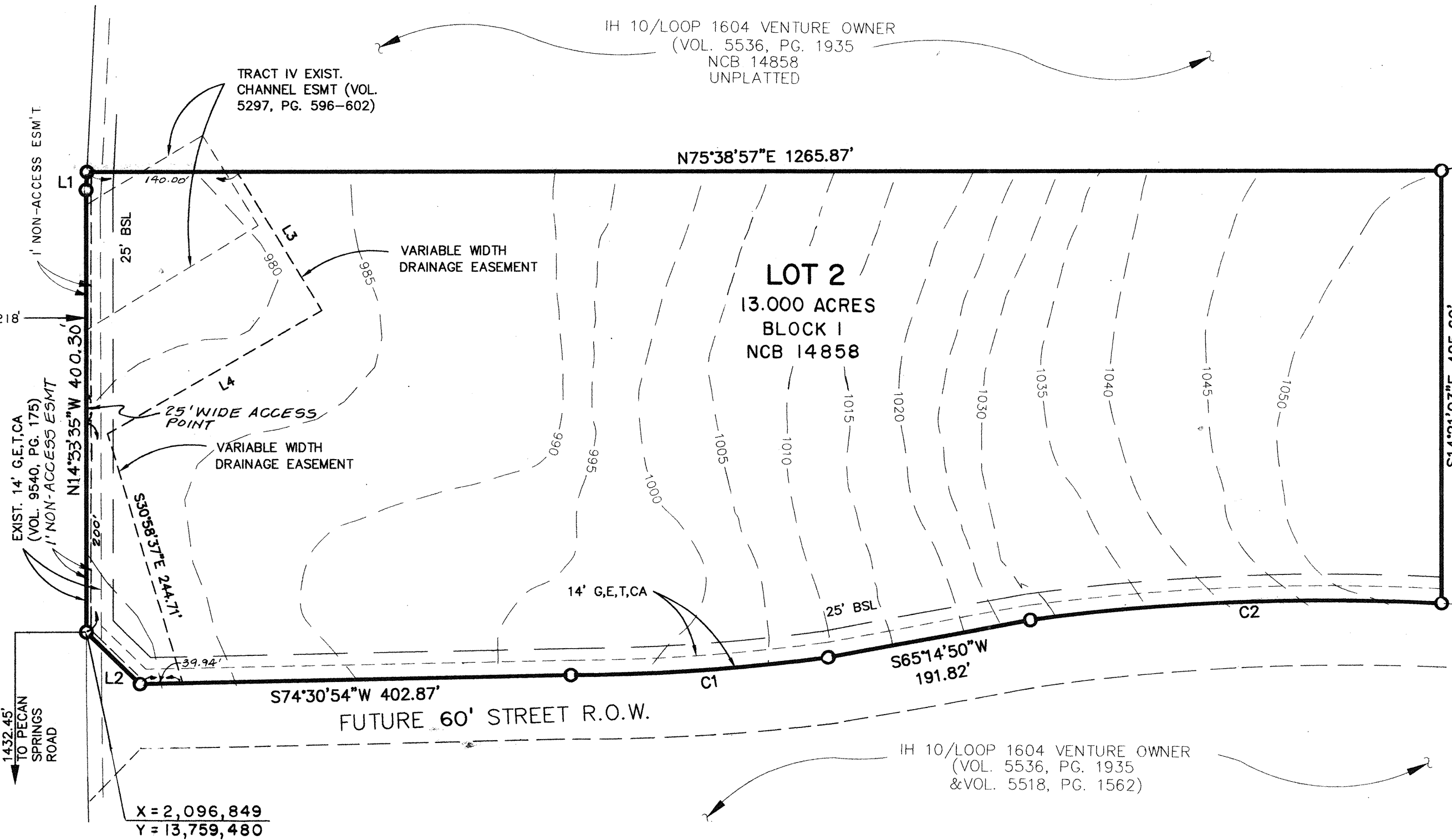
PLAT NO. 940765



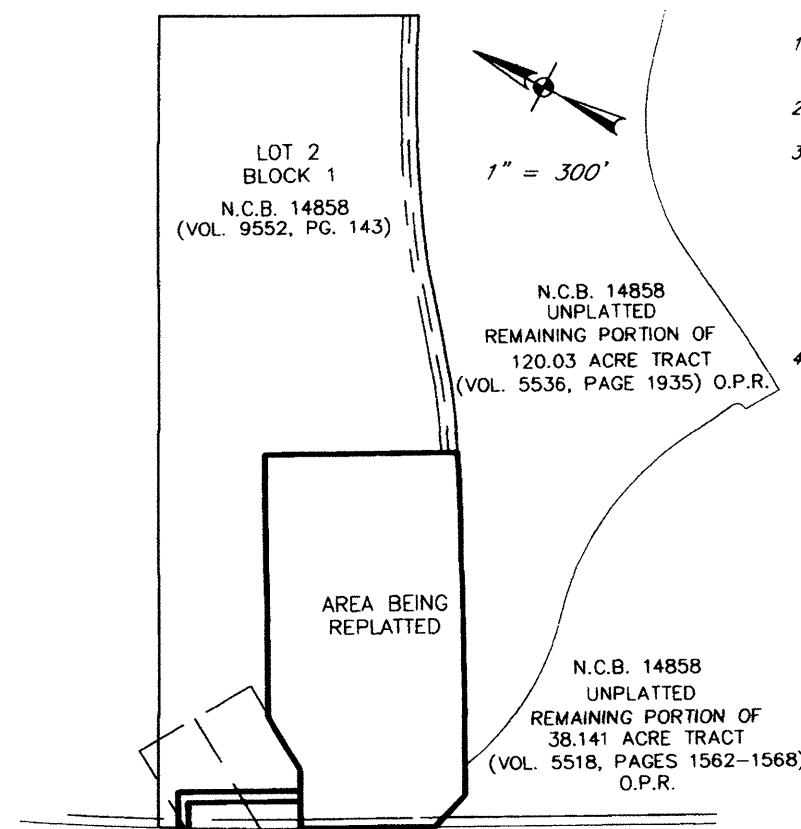
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.40	1814.56	07°37'21"	120.88	241.23	S71°40'39"W
C2	385.41	2072.86	10°39'11"	193.26	384.85	S73°22'31"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.71'	N11°27'30"W
L2	69.06'	N59°58'12"W
L3	152.19	S45°40'39"E
L4	230.70	S45°45'08"W

INTERSTATE HIGHWAY 10 (436' MINIMUM R.O.W.)



Doc: 20020355671
Book: 9554
Page: 147
Filed: 02:59:19 PM
BERRY PLUMMER
COUNTY CLERK
BEXAR COUNTY
RECORDS MANAGEMENT
COURTHOUSE SEC 1



AREA BEING REPLATTED

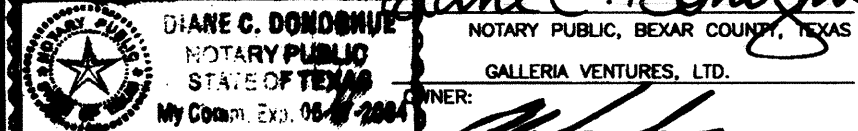
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (FIESTA NORTH WEST CROSSING UNIT-1, PLAT NO. 940765) WHICH IS RECORDED IN VOLUME 9552, PAGE 143, BEXAR COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

Charles T. Barrett, Jr.
OWNER: N.P. REAL ESTATE HOLDINGS, LTD.
CHARLES T. BARRETT, JR.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF APRIL A.D. 2002



OWNER'S DULY AUTHORIZED AGENT:
ALAN SACHS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF April A.D. 2002

Linda F. Pope
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

1.2661 AC. - VARIABLE WIDTH DRAINAGE EASEMENT
0.1037 AC. - VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASEMENT
0.0844 AC. - 16" SANITARY SEWER EASEMENT

GALLERIA VENTURES, LTD.
OWNER:

OWNER'S DULY AUTHORIZED AGENT
ALAN SACHS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF April A.D. 2002

Linda F. Pope
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Charles T. Barrett, Jr.
OWNER: N.P. REAL ESTATE HOLDINGS, LTD.
CHARLES T. BARRETT, JR.

STATE OF TEXAS
COUNTY OF BEXAR

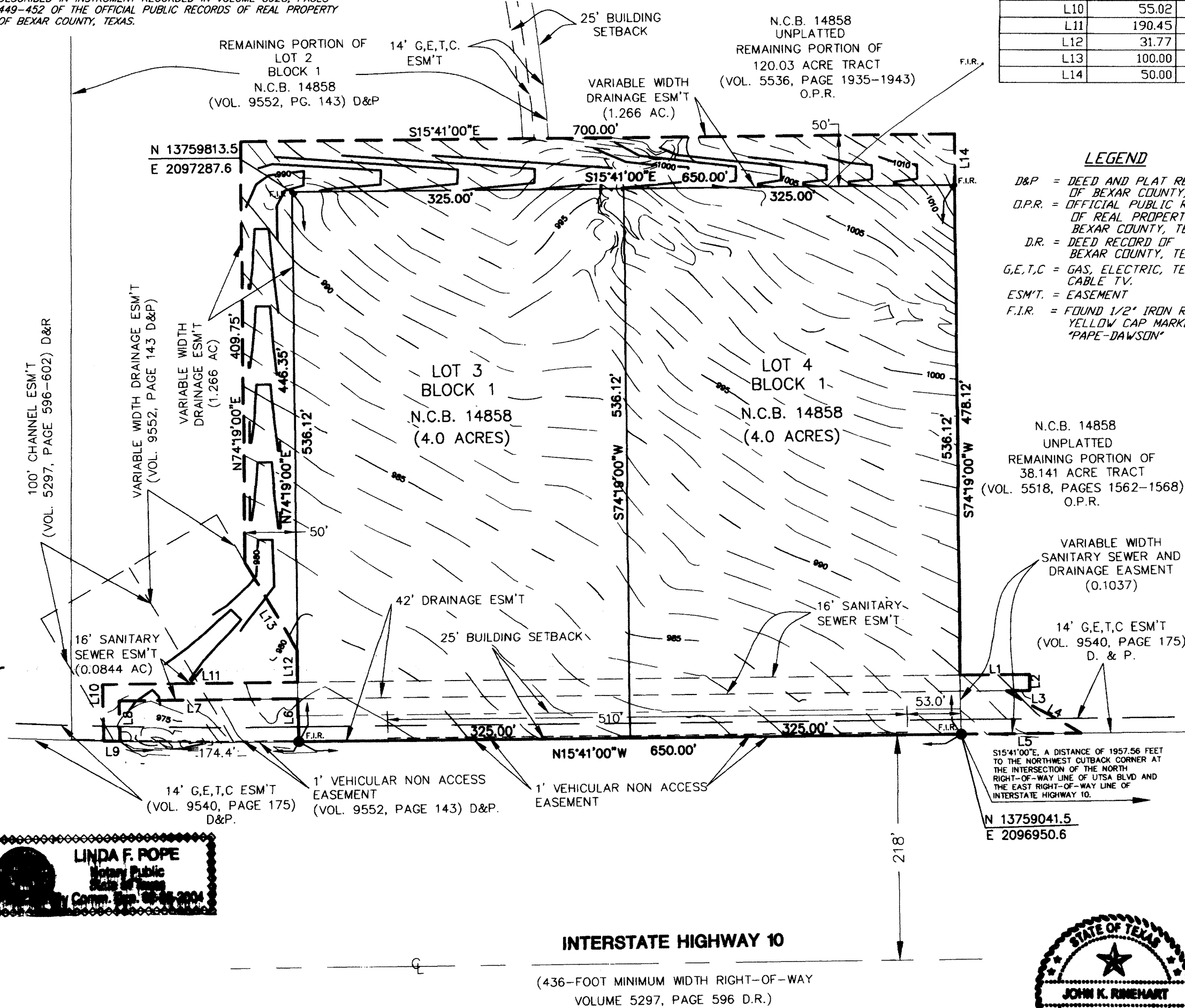
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES T. BARRETT, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF APRIL A.D. 2002

Diane C. Donoghue
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

- NOTES:**
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 - N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04), REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONGSTAR 1953 (P.I.D. MAY1808) N:13731522.2197 E:2140520.8364, OBLATE, 1953 (P.I.D. MAY1961) N:13731295.2612 E:2129377.7379, DIMENSIONS SHOWN ARE SURFACE AND COMBINED SCALE FACTOR USED IS 0.9998514. BEARINGS MUST BE ROTATED 00°15'05" COUNTERCLOCKWISE TO MATCH N.A.D. 83.
 - BEARINGS FOR THIS PLAT ARE BASED ON AN 8.00 TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8928, PAGES 449-452 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

- TXDOT NOTES:**
- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - 3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 650'.
 - 4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.



INTERSTATE HIGHWAY 10

(436-FOOT MINIMUM WIDTH RIGHT-OF-WAY
VOLUME 5297, PAGE 596 D.R.)

REPLAT AND SUBDIVISION PLAT ESTABLISHING NORTH POINT WEST SUBDIVISION

A 9.454 ACRE TRACT OF LAND COMPRISED OF 4.027 ACRES OF LAND OUT OF LOT 2, BLOCK 1, NEW CITY BLOCK 14858, FIESTA NORTH WEST CROSSING, UNIT 1 AS RECORDED IN VOLUME 9552, PAGE 143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND 0.3421 ACRE OF LAND OUT OF A 120.03 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5536, PAGES 1935-1943, 0.2176 ACRE OF LAND OUT OF A 38.141 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5518, PAGES 1562-1568 AND 4.867 ACRES OUT OF AN 8.000 ACRE TRACT DESCRIBED IN INSTRUMENT IN VOLUME 8928, PAGES 449-452 ALL BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALSO OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT NUMBER 574, NEW CITY BLOCK 14858, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF NORTH POINT WEST SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 16th DAY OF May A.D. 2002
BY: *Stanley H. Hume* CHAIRMAN
BY: *Roderic P. Sams* SECRETARY

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.31	S15°41'00"E
L2	16.00	S74°19'00"W
L3	23.12	N15°41'00"W
L4	84.00	S14°19'00"W
L5	117.93	N15°41'00"W
L6	42.00	N74°19'00"E
L7	174.45	N15°41'00"W
L8	39.51	S74°19'00"W
L9	16.01	N13°55'48"W
L10	55.02	N74°19'00"E
L11	190.45	S15°41'00"E
L12	31.77	N74°19'00"E
L13	100.00	N44°19'00"E
L14	50.00	S74°19'00"W

LEGEND

D & P = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORD OF BEXAR COUNTY, TEXAS
G.E.T.C. = GAS, ELECTRIC, TELEPHONE CABLE TV
ESM'T. = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"

WASTEWATER EDU NOTES

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

John K. Ramehart
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Nickhoff
COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF May A.D. 2002, AT 2:21 PM, AND DULY RECORDED THE 21st DAY OF May A.D. 2002, AT 8:10 AM, IN THE RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 9554 ON PAGE 197.

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21st DAY OF May A.D. 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS
Wanda P. Pugh, DEPUTY

SHEET 1 OF 1

100 22820267543
 Code: 5053
 Paper: 107
 Mailed & Recorded
 02/21/2002 03:37:06 PM
 COUNTY CLERK
 KENTON COUNTY
 RECEIVING
 RELIGIOUS MATTERS
 COURTHOUSE BLDG



GALLERIA VENTURA
INFLATED
N.C.S. 10825
PG. 005. R.P.R.)

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EMBODIED ACQUFER PROTECTION PLAN (WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN, AS REQUIRED BY 30 TAC 211.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE TWSC.

LINE	LENGTH	BEARING
L1	15.82	S17°21'18"W
L2	17.04	S84°00'22"E
L3	127.48	S84°00'22"E
L4	128.92	S17°18'18"W
L5	77.51	S88°27'55"W
L6	73.13	S84°15'28"W
L7	28.25	S17°25'14"E
L8	2.13	S17°21'18"E
L9	18.00	S87°18'18"E
L10	12.00	S89°00'24"E

ANY OPS SECRETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, FIBROPTIC, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

ALL FINISHED FLOOR ELEVATIONS
MUST BE A MINIMUM OF 8 INCHES
ABOVE FINISHED ADJACENT GRADE.

LEGEND

-
- GUY-
- ELEC.
- TEL.
- G.A.T.V.
- ESMT
- DRN.
- SAN. SEW.
- R.P.R.

- = INDICATES IRON
- = PINS SET OR FOUND
- = PROPOSED CONTOUR
- = ELECTRIC
- = TELEPHONE
- = CABLE
- = TELEVISION
- = EASEMENT
- = SETBACK LINE
- = DRAINAGE
- = SANITARY SEWER
- = REAL PROPERTY RECORDS

ORIGIN OF STATE PLANS COORDINATES
WGS MARK MILLER PSD AY0121.

... ..


Ed Rawlinson
OWNER

COUNTY OF BELLAIR

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF JAN
 A.D. 2003 (2003/1/25) (SVC)

 SUSAN M. MOYE

COUNTY OF BEXAR

 SUSAN M. MOYE
Public State of Tennessee
10-01-02

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28th DAY OF Jan

NOTARY PUBLIC
DEKAR COUNTY, TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAY CONFORMS TO THE MINIMUM STANDARDS SET

W. W. Cade, Engineer, E.E.C.
MICHAEL W. CADE, P.E.S.

A.D. 2002 Expenditure Bank

DEBORAH KAY DAVIS
NOTARY PUBLIC

COUNTY OF MEDAN

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF Feb. A.D. 2002 AT 3:37 P.M AND DULY RECORDED THE 22nd DAY OF Feb.

IN TESTIMONY WHEREOF WITNES MY HAND AND OFFICIAL SEAL OF OFFICE THIS
22nd DAY OF Feb. A.D. 2002

JANUARY 2002 SHEET 1 OF 1

THIS PLAT OF ED BARNETT MIDDLE SCHOOL HAS BEEN SUBMITTED
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS 13 DAY OF February A.D. 2002

BY Heinrich Penn
CLERK

BY Kathleen D. Evans

~~SECRETARY~~

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTE:

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

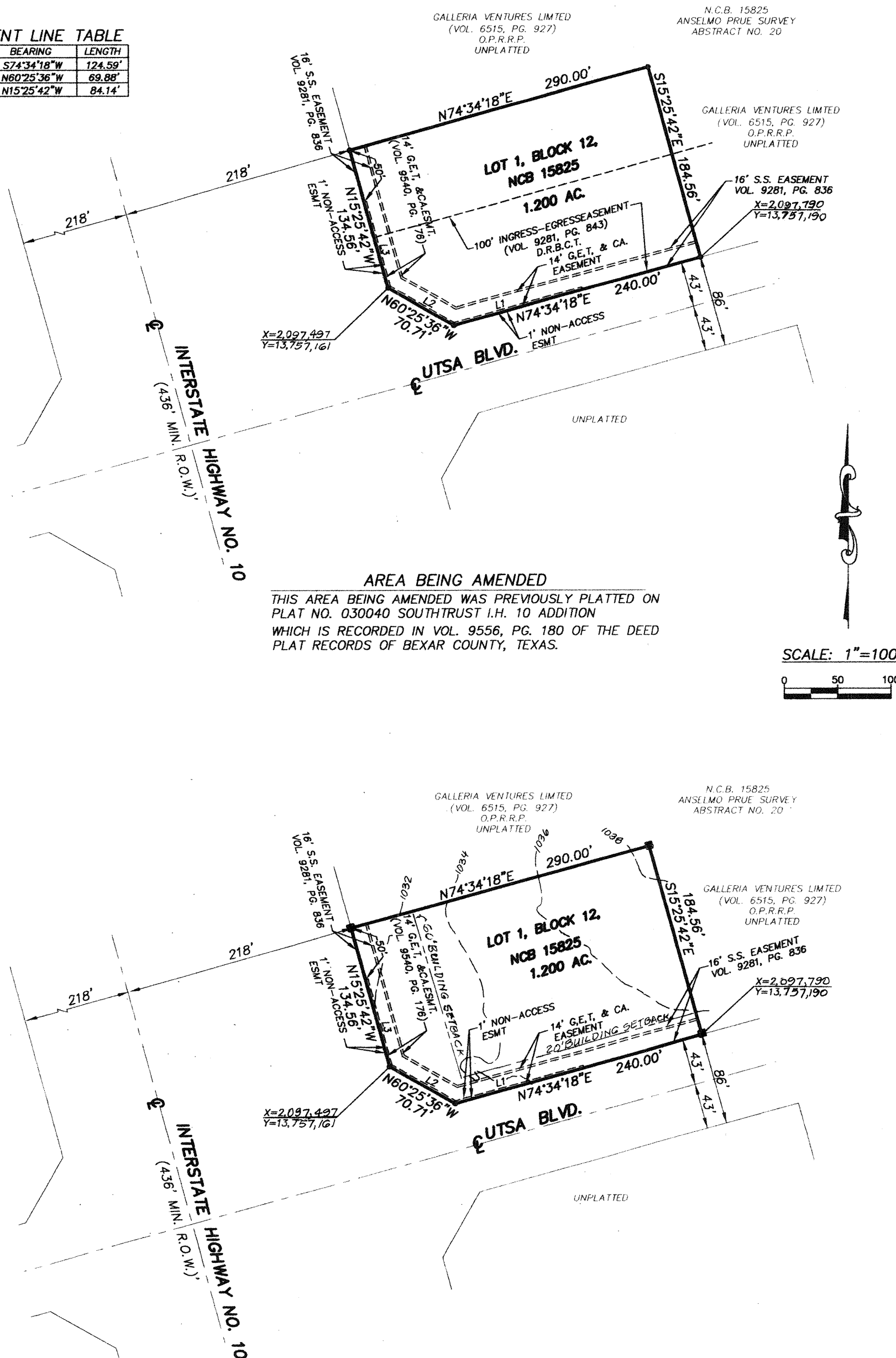
UDC STREETSCAPE TREE REQUIREMENTS TO BE COMPLIED WITH AT TIME OF BUILDING PERMIT.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 134.56'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

EASEMENT LINE TABLE

TANGENT	BEARING	LENGTH
L1	S74°34'18"W	124.59'
L2	N60°25'36"W	69.88'
L3	N15°25'42"W	84.14'

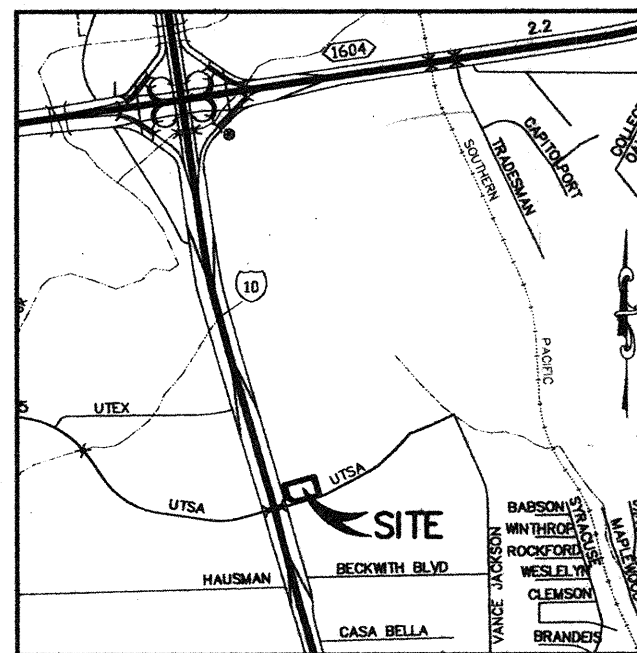


AREA BEING AMENDED

THIS AREA BEING AMENDED WAS PREVIOUSLY PLATTED ON PLAT NO. 030040 SOUTHTRUST I.H. 10 ADDITION WHICH IS RECORDED IN VOL. 9556, PG. 180 OF THE DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

SCALE: 1"=100'



LOCATION MAP
NOT TO SCALE

LEGEND

- FOUND 1/2" IRON ROD WITH BURY PARTNERS CAP
- G.E.T. & CA. GAS, ELECTRIC, TELEPHONE, AND CABLE TV
- SS SANITARY SEWER
- 740- EXISTING CONTOURS
- FOUND 1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP

NOTE:

THIS PLAT WAS AMENDED PER SECTION 35-440(a)(6) OF THE UNIFIED DEVELOPMENT CODE. AMENDMENT AS FOLLOWS:

TO CORRECT ANY OTHER TYPE OF SCRIVENER OR CLERICAL ERROR OR OMISSION ON PRIOR PLAT. REMOVED 100' INGRESS EGRESS EASEMENT

NOTE: OWNER SHALL PROVIDE FOR SHARED ACCESS WITH ADJACENT LOTS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
SOUTHTRUST BANK
5430 LBJ FREEWAY, STE 1280
DALLAS, TEXAS 75240

[Signature]
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF July, A.D. 20 03.
[Signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR
I, *Gerry Rickhoff*, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 8th DAY OF Aug. A.D. 2003 AT 2:02 PM, AND DULY RECORDED THE 11th DAY OF Aug. A.D. 2003 AT 11:35 AM IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9058 ON PAGE 149.
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 11th DAY OF August, A.D. 2003.
COUNTY CLERK, BEXAR COUNTY, TEXAS
[Signature], DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

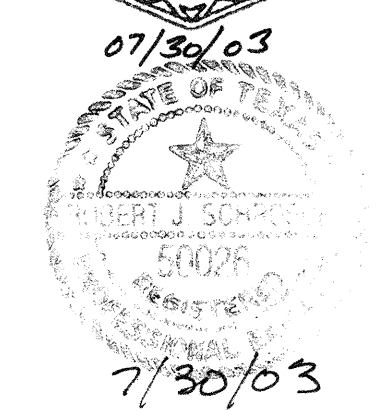
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES INC.
BY: HAL B. LANE III, R.P.L.S.
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES INC.
BY: ROBERT J. SCHROEDER, P.E.
[Signature]
REGISTERED PROFESSIONAL ENGINEER



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

AMENDING PLAT FOR
SOUTHTRUST I.H. 10 ADDITION

THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN VOLUME 9556, PAGE 180 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

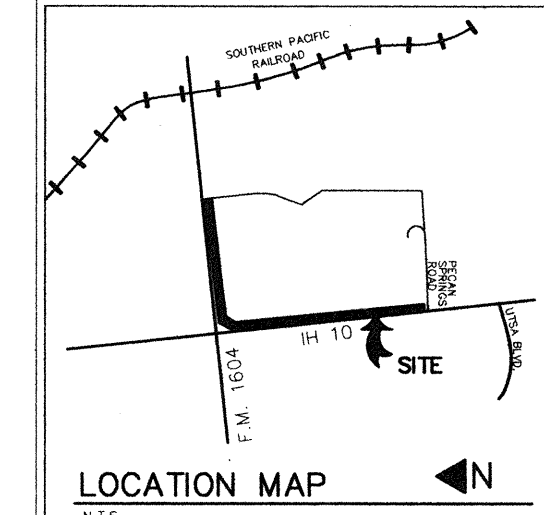
AMENDING PLAT FOR
SOUTHTRUST BANK

THIS PLAT OF THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.
DATED THIS 09th DAY OF August, A.D. 2003

BY: *[Signature]*
DIRECTOR OF DEVELOPMENT SERVICES

LINDA F. POPE
Notary Public
State of Texas
My Comm. Exp. 02-25-2004





LEGEND

- IRON PINS SET AT ALL PROPERTY CORNERS
- EXISTING CONTOURS
- 14' G,E,T,CA ESMT 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHAND EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HAISING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE CITY COUNCIL AT ITS MEETING ON THE 9th DAY OF NOVEMBER A.D. 1995 ABANDONED A PORTION OF PECAN SPRINGS ROAD RIGHT OF WAY (ORDINANCE 83176).

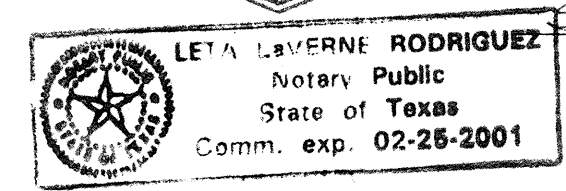
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ON LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1103.19' AND FOURTEEN ACCESS POINTS ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 3709.97'.
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.
BY: HAL B. LANE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 1997



NOTARY PUBLIC BEXAR COUNTY, TEXAS

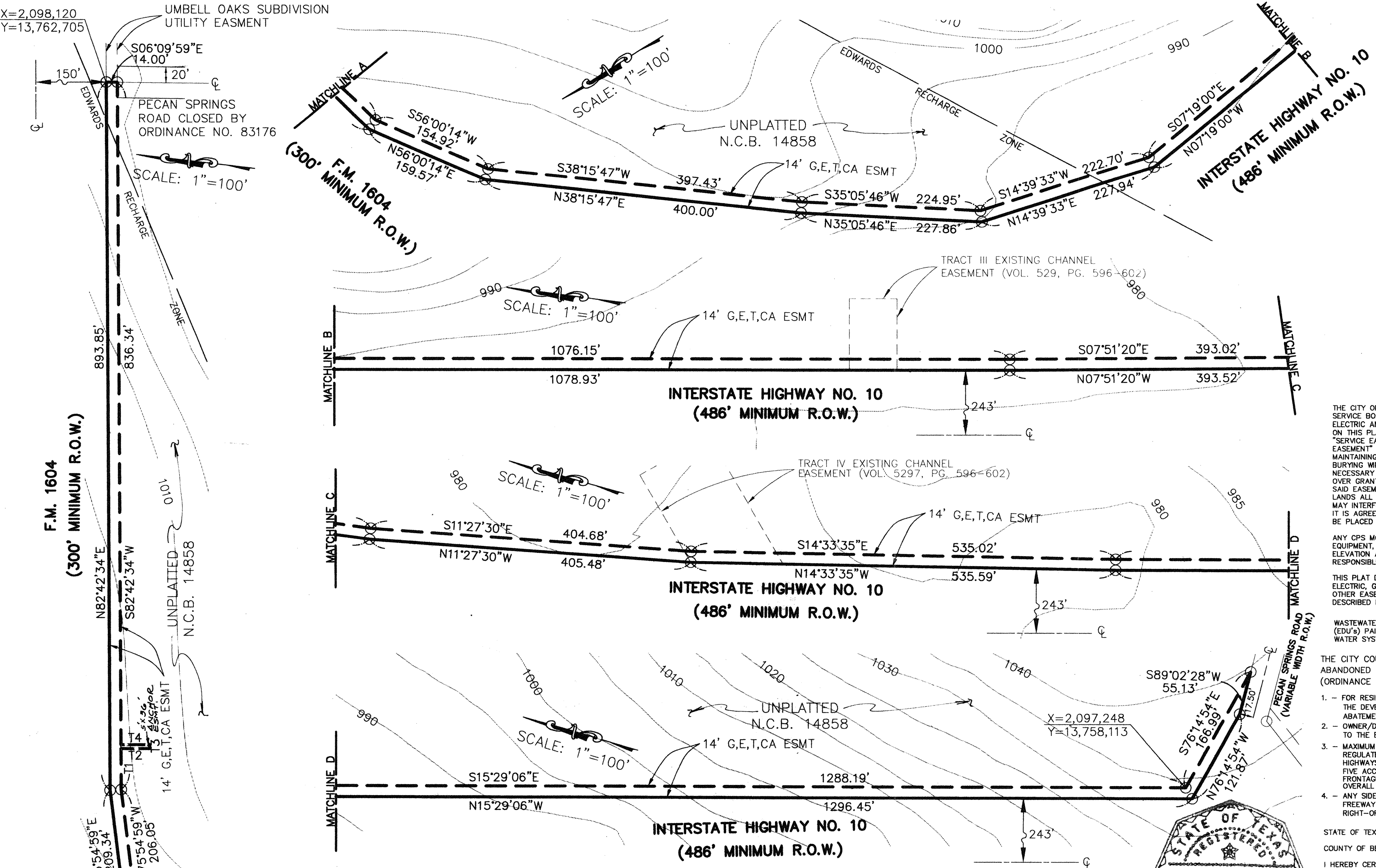
SUBDIVISION PLAT ESTABLISHING
**FIESTA NORTHWEST CROSSING
UTILITY EASEMENT**

1.919 ACRES OF LAND BEING OUT OF N.C.B. 14858, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN V. 5518 & V. 5536, P. 1935 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, AND A PORTION OF PECAN SPRINGS ROAD CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF June, A.D. 1997, AT 1:20 P.M. AND DULY RECORDED THE 30th DAY OF June, A.D. 1997, AT 4:02 P.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 175 OF JUNE, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF June, A.D. 1997.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Elton R. ...* DEPUTY

X=2,098,120
Y=13,762,705



LINE	DIRECTION	DISTANCE
T1	S82°42'34"W	51.40'
T2	N07°17'26"W	36.00'
T3	S82°42'34"W	5.00'
T4	S07°17'26"E	36.00'

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E.
REGISTERED PROFESSIONAL ENGINEER



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 1997

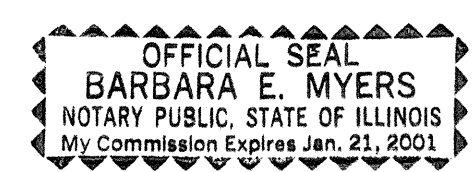
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FIESTA VENTURE IN TEXAS, General Partner
By: *Maribel Berrettini*, Pres.
OWNER

DULY AUTHORIZED AGENT

STATE OF ILLINOIS
COUNTY OF DEKALB
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MARABEL BERRETTINI** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF SEPT., A.D. 1997.



NOTARY PUBLIC



THIS PLAT OF FIESTA NORTHWEST CROSSING UTILITY EASEMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 29th DAY OF June, A.D. 1997
BY: *Barbara E. Myers*
BY: *Bill ...* SECRETARY






Filed for Record in:
EXAR COUNTY, TX
ERRAY RICKHOFF, COUNTY CLERK
On Mar 23 2000
9:15pm

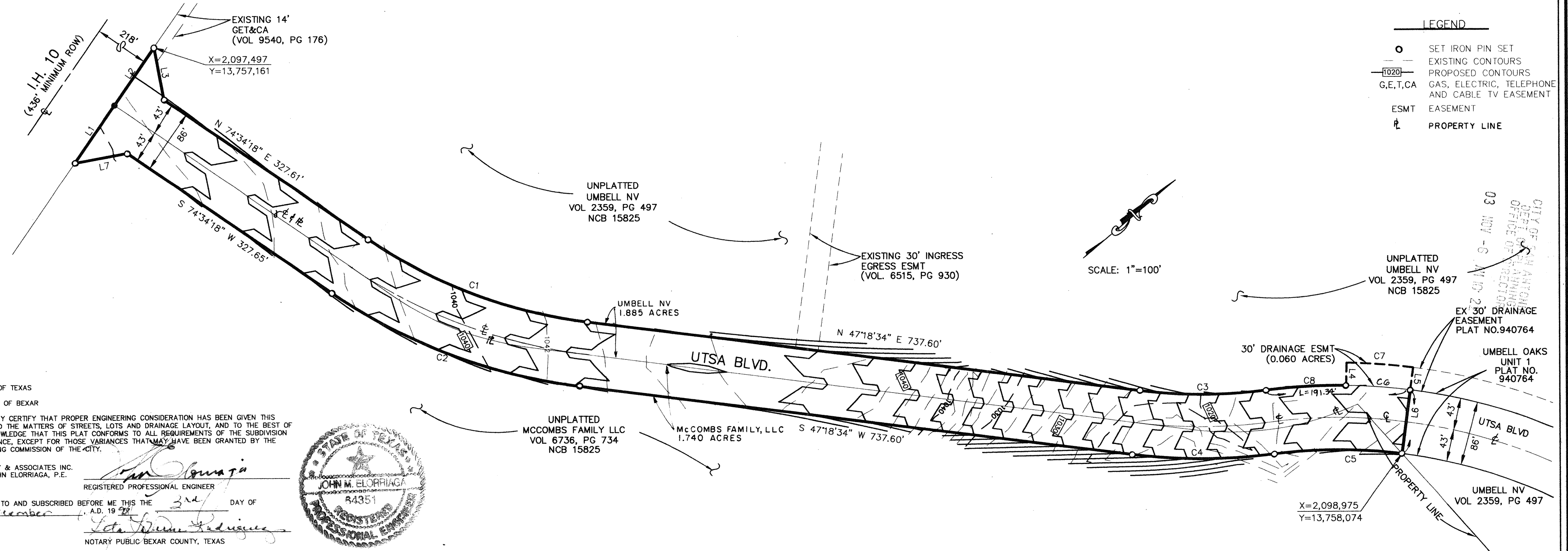
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

1. - FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEMS WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. - MAINTAIN ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
4. - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

LINE TABLE		
LINE	LENGTH	BEARING
1	92.92'	N15°22'32"W
2	93.08'	N15°25'30"W
3	70.71'	S60°25'36"E
4	30.00'	N48°56'03"W
5	30.00'	S42°31'28"E
6	86.00'	S42°31'28"E
7	70.74'	S29°35'53"W

 SET IRON PIN SET
 EXISTING CONTOURS
 PROPOSED CONTOURS
G,E,T,CA GAS, ELECTRIC, TELEPHONE
ESMT AND CABLE TV EASEMENT
 EASEMENT
 PROPERTY LINE




WICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E. *John Elorriaga*
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF
November A.D. 19 98
John Elorriaga, Registered
NOTARY PUBLIC BEXAR COUNTY, TEXAS


STATE OF TEXAS


BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Alan Sachs, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
TO ME HE HAS SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF
December, A.D. 19 98

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
BART C. KOONTZ, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF
January, A.D. 1999
Ruth Lynn Birdsell
NOTARY PUBLIC BEAR COUNTY, TEXAS

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small stars. In the center is a five-pointed star. Below the star, the name "JOHN M. ELORRIAGA" is printed, followed by the registration number "84351". The word "REGISTERED" is printed in a smaller font below the registration number.

 **LETA LAVERNE RODRIGUEZ**
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

 LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001


 **RUTH LYNN BIRDSALL**
Notary Public, State of Texas
My Commission Expires
01-22-2007

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT ESTABLISHING
LONE STAR BUSINESS PARK UNIT 2

3.684 ACRES OF LAND BEING OUT OF NCB 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN VOL 2359, PG 497 & VOL 6736, PG 734 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF ONE STAR BUSINESS PARK UNIT 2 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 10th DAY OF February A.D. 1999
BY: Robert L. Landrigo
VICE CHAIRMAN
BY: [Signature]
SECRETARY

 **LETA LAVERNE RODRIGUEZ**
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S. *Robert H. Leining*

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF
December, A.D. 19 98

Leta Edwene Raduicio
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

Genny Kicksnork _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 23rd DAY OF March

A.D. 2000 AT 1:10 P.M. AND DULY RECORDED THE 24th DAY OF March

A.D. 2000 AT 8:40 A.M. IN THE RECORDS OF Deed & Plats

OF SAID COUNTY, IN BOOK VOLUME 9546 ON PAGE 204

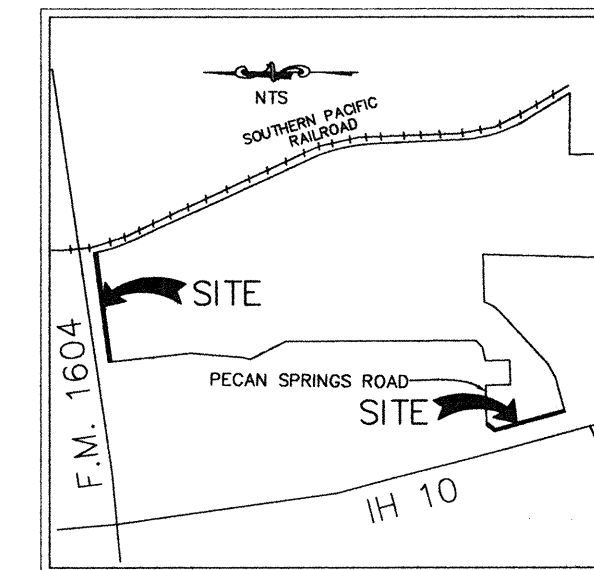
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th

DAY OF March

A.D. 2000 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Sylvia J. Flores _____, DEPUTY



LOCATION MAP

LEGEND

- IRON PINS SET AT ALL PROPERTY CORNERS
- EXISTING CONTOURS
- 14' E,G,T,CA ESMT ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT

SUBDIVISION PLAT ESTABLISHING
UMBELL OAKS UTILITY EASEMENT

0.768 ACRES OF LAND BEING OUT OF N.C.B. 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, AND THE R.C. HAWKINS SURVEY NO. 337, ALSO BEING OUT OF THE 304.560 ACRE TRACT DESCRIBED BY DEED RECORDED IN Vol. 2359, Pg. 497 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

UMBELL, INC.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

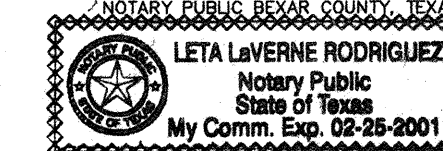
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ALAN SACHS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF

June, A.D. 19 98

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

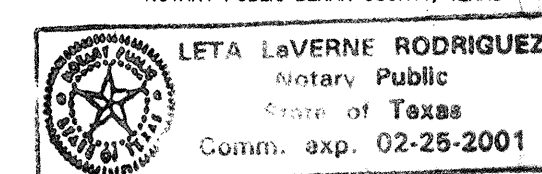
VICKREY & ASSOCIATES, INC.
BY: HAL B. LANE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF

September, A.D. 19 97

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF June, A.D. 1998 AT 1:35 P.M. AND DULY RECORDED THE 30th DAY OF June, A.D. 1998 AT 4:30 P.M. IN THE RECORDS OF Books & Plats OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 176 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF June, A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Edwin R. [Signature]*, DEPUTY

X=2,099,476
Y=13,762,886

Δ = 00°24'34"
R = 1962.80'
T = 7.01'
L = 14.03'
C = 14.02'
CB = S10°37'08"E

SCALE 1"=100'

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF SIX ACCESS POINTS ON LOOP 1604, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 1368.17' AND FOUR ACCESS POINTS ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 896.90'.
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY.

THE CITY COUNCIL AT ITS MEETING OF THE 9th DAY OF NOVEMBER A.D., 1995 ABANDONED A PORTION OF PECAN SPRINGS ROAD R.O.W. ORDINANCE NO. 83176.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHAND EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

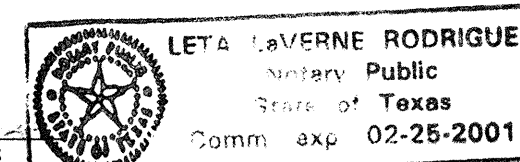
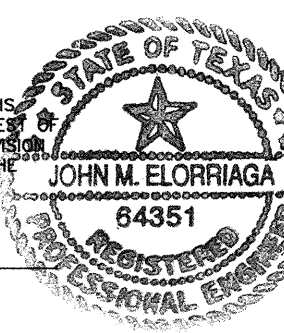
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 19 97

Leta Laverne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

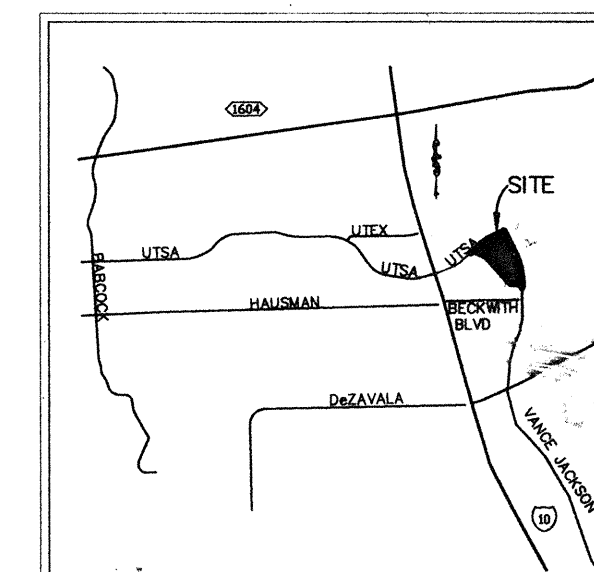


ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	1274.22'	2993.00'	24°23'34"	646.92'	1264.63'	S12°43'24"E
C2a	9.13'	3043.00'	00°03'32"	1.56'	3.13'	S66°22'47"E
C2	1238.38'	2907.00'	24°24'29"	628.73'	1229.04'	N12°42'57"W
C3	201.87'	657.00'	17°36'17"	101.74'	201.07'	N56°16'41"E
C4	39.27'	25.00'	90°00'00"	25.00'	35.36'	S69°55'11"E
C5	228.29'	743.00'	17°36'11"	115.05'	227.40'	N56°16'41"E
C6	39.27'	25.00'	90°00'00"	25.00'	35.36'	N20°04'49"E
C7	38.72'	25.00'	88°43'48"	24.45'	34.96'	S69°17'05"E
C8	39.85'	25.00'	91°19'44"	25.59'	35.76'	S20°44'41"W
C9	204.40'	2870.00'	04°04'50"	102.24'	204.35'	N03°29'16"W
C10	31.50'	104.50'	17°16'21"	15.87'	31.38'	S73°42'59"W
C11	40.85'	135.50'	17°16'21"	20.58'	40.69'	N73°42'59"E
C12	175.51'	118.00'	85°13'04"	108.54'	159.77'	S72°18'36"E
C13	38.60'	118.00'	18°44'31"	19.47'	38.43'	N55°42'34"E
C14	26.17'	80.00'	18°44'31"	13.20'	26.05'	N55°42'34"E
C15	237.51'	773.00'	17°36'11"	119.70'	236.58'	N56°16'41"E
C16	745.74'	2870.00'	14°53'16"	374.98'	743.65'	N17°15'06"W
C17	245.85'	2870.00'	04°54'29"	123.00'	245.78'	N07°58'55"W
C18	471.24'	150.00'	180°00'00"	—	300.00'	S41°48'41"E

PLAT NO. 940764

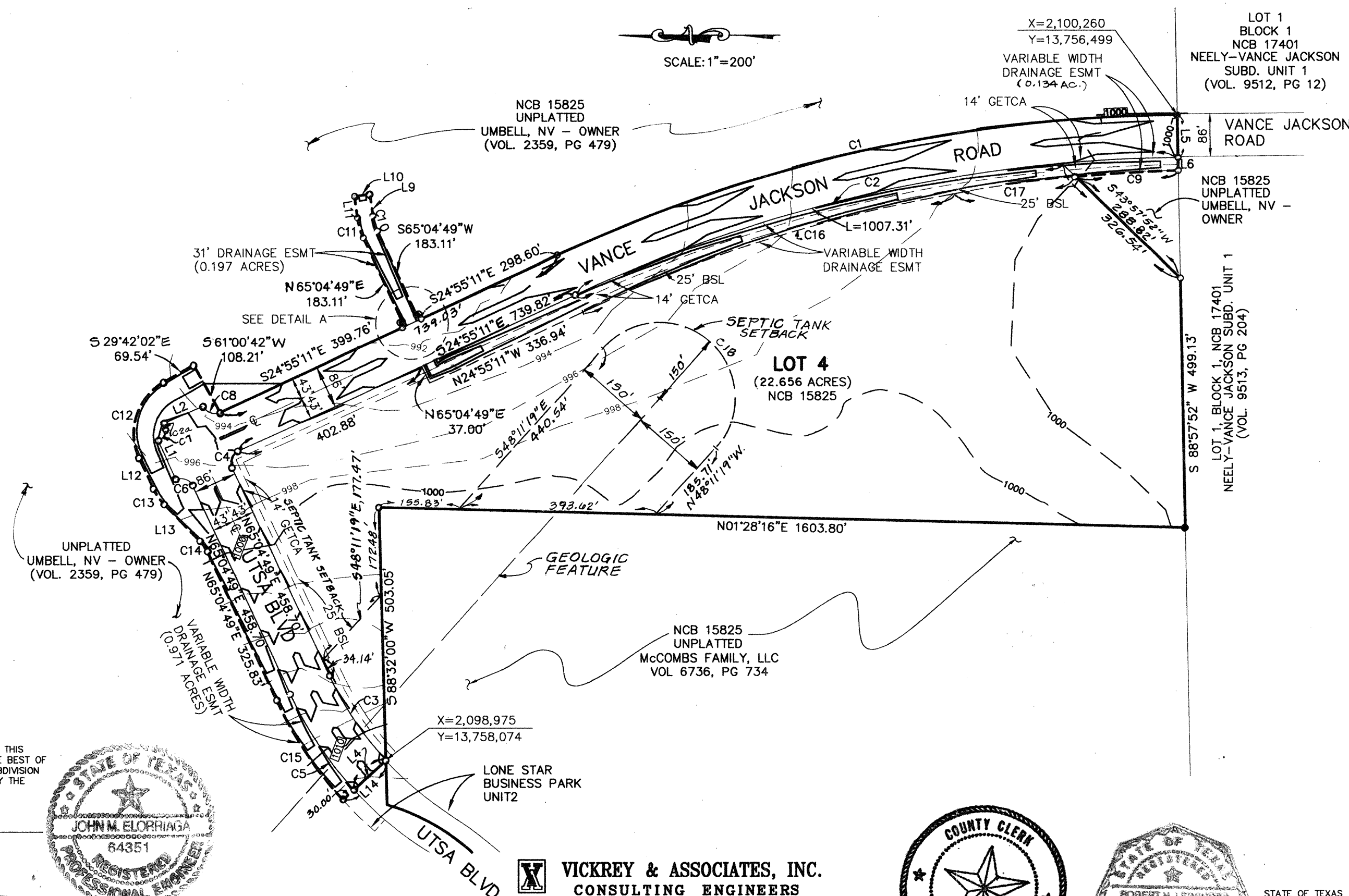


LOCATION MAPS

LINE TABLE		
LINE	LENGTH	BEARING
1	86.00	N65°34'56"E
2	86.00	N23°35'27"W
3	40.67	N24°55'11"W
4	86.00	N42°31'28"W
5	86.00	S88°57'52"W
6	25.00	S89°06'20"W
7	11.00	S65°04'49"W
8	4.83	S24°55'11"E
9	42.90	S82°21'10"W
10	31.00	S07°38'50"E
11	42.90	N82°21'10"E
12	67.98	N65°04'49"E
13	102.25	N46°20'18"E
14	116.00	N42°31'28"W
15	4.83	S24°55'11"E
16	11.00	N85°04'49"E


LEGEND

- | | |
|-------------|---|
| ○ | IRON PIN SET |
| ● | IRON PIN FOUND |
| ----- | EXISTING CONTOURS |
| <u>1000</u> | PROPOSED CONTOURS |
| G,E,T,CA | GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT |
| ESMT | EASEMENT |
| BSL | BUILDING SETBACK LINE |
| EXIST | EXISTING |



NOTARY PUBLIC BEXAR COUNTY TEXAS

STATE OF TEXAS
 JOHN M. ELORRIAGA
 64351
 REGISTERED PROFESSIONAL ENGINEER

 **LETA LAVERNE RODRIGUEZ**
Notary Public
State of Texas
My Comm. Exp. 02-25-2001


VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT ESTABLISHING
UMBELL OAKS SUBDIVISION UNIT 1


29.611 ACRES OF LAND BEING OUT OF N.C.B 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, AND THE R.C. HAWKINS SURVEY NO. 337, ALSO BEING OUT OF THE 304.560 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOL 2359, PG. 497 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF UMBELL OAKS UNIT 1 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10th DAY OF FEBRUARY, A.D. 1999

BY: Robert J. W. W. W. W.

CHAIRMAN


LETA LaVERNE RODRIGUEZ
 Notary Public
 State of Texas
 My Comm. Exp. 02-25-2001

OF 1 CONT. VOL. 1
2007

STATE OF TEXAS

COUNTY OF BEXAR

1 Corey Pickoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THIS 2002 WAS FILED FOR RECORD IN MY OFFICE, ON THE 10th DAY OF February

A.D. 2002 AT 10:54 AM AND DULY RECORDED THE 8th DAY OF February

A.D. 2002 AT 3:37 PM IN THE RECORDS OF Deed & Plats

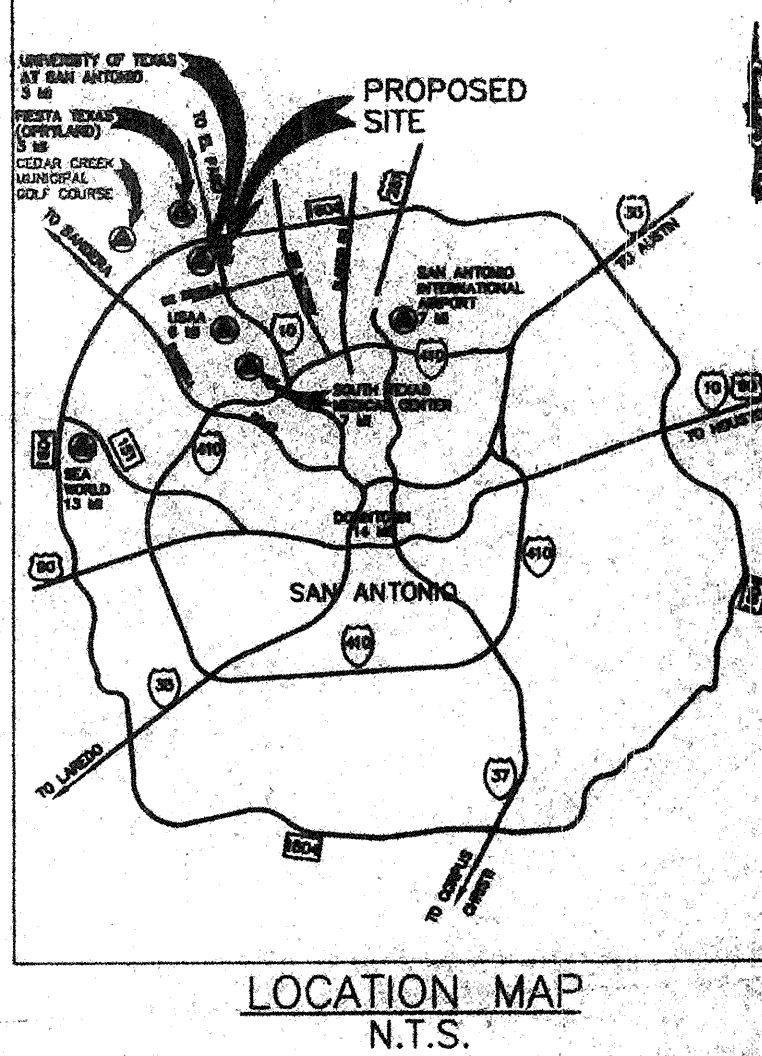
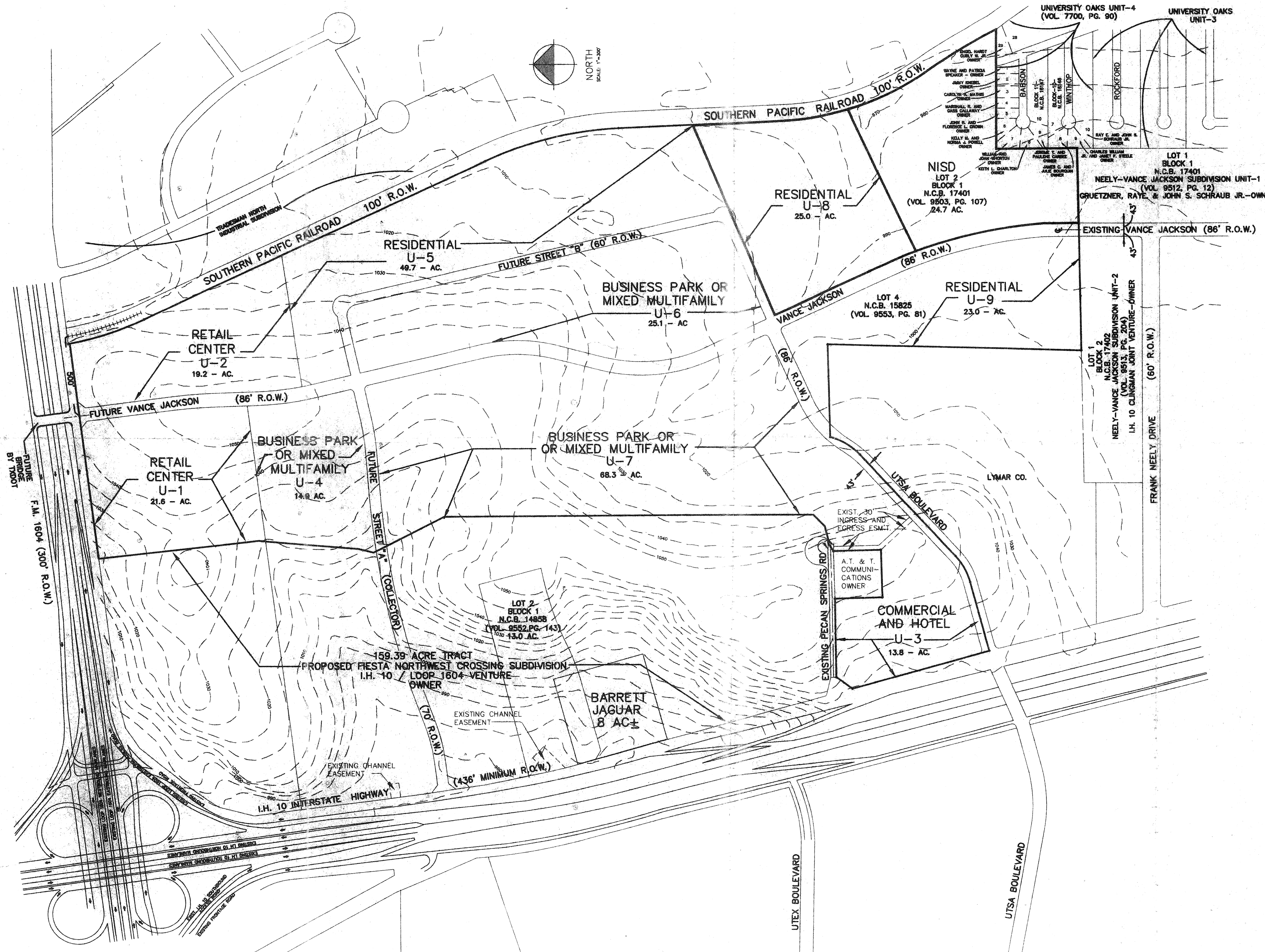
OF SAID COUNTY, IN BOOK VOLUME 4663 ON PAGE 81

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8th

DAY OF February

A.D. 2002

COUNTY CLERK, BEXAR COUNTY, TEXAS



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -8 AM 11:28

APPROVED BY
[Signature]
5-9-02
11-8-03

DEVELOPER:
GALLERIA VENTURES
4323 SPECTRUM ONE
SAN ANTONIO, TEXAS 78230

REVISIONS		DESCRIPTION		DATE	
NO	1	REMOVE PORTION OF PEAC SPRINGS/QUIT CLAIM	1/23/97	BY:	FILE
NO	2	UPDATE FOR STREET "N" ALIGNMENT CHANGE	03/04/02	BY:	FILE
NO	3	CHANGED STREET "N" CLASSIFICATION	05/01/02	BY:	FILE

PREPARED FOR:	GALLERIA VENTURES
ENGINEER:	VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS	
7334 Blanco Road Suite 109 San Antonio, Texas 78216	Telephone: (210) 449-3271

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN	UMBELL OAKS SUBDIVISION
SAN ANTONIO, TEXAS	306.24 ACRE TRACT

DATE:	DEC 5, 1994
SCALE:	N/A
Vertical:	1"=100'
Horizontal:	1"=300'
SHEET	1
OF	1
PROJ. NO.	0547-066



City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.
APPLICATION

Date Submitted:

3/29/02

Project ID Number:

441-C

Project Name: Fiesta Northwest Crossing

Owner/Agent: Galleria Ventures Phone: 696-5400 Fax: 696-8899

Address: 4323 Spectrum One S.A., TX Zip code: 78230

Engineer/Surveyor: Vickrey & Associates Phone: 349-3271 Fax: 349-2561

Address: 7334 Blanco, Suite 109 S.A., TX Zip code: 78216

Existing legal Description (PUD Only): _____

Existing zoning: C-2, C-3

Proposed zoning: N/A

(PUD Only) Linear feet of street _____

☐ Private

☐ Gated

☐ Attached

☐ Public

☐ Un-Gated

☐ Detached

(PUD Only) Number of lots: _____ divided by acreage: _____ = Density: _____

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 29 PM 4:07

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Projected # of Phases: 5

Council District: 8 School District: NISD Ferguson map grid: 514-05,06

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Fiesta Northwest Crossing No. 441-B

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?


Name Fiesta NW Crossing L/H/Esm't No. 970393

Name Fiesta NW Crossing U-1 No. 940765

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Stephen Horvath

Signature: 

Date: 3/29/02

Phone: 349-3271

Fax: 349-2561

Master Development Plan and P.U.D.
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

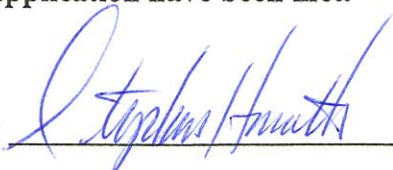
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☐ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- ☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Stephen Horvath Signature:  Date: 3/29/02

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001



CITY OF SAN ANTONIO

May 9, 2002

Mr. Robert Schroeder, P.E.

Vickrey & Associates, Inc.
7334 Blanco Road, Suite 109
San Antonio, TX 78216-4978

Re: Fiesta Northwest Crossing (Amendment)

POADP # 441-C

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed Fiesta Northwest Crossing Subdivision Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 441-C. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Public Works, Storm Water Engineering Section has indicated the following and will be required prior to final plat approval:
 - 1) A complete Storm Water Management Plan at the time of platting will be required as per the Unified Development Code (UDC).
 - a) Will the low water crossing downstream at Utex Blvd. be put into the "unsafe" side of the chart in the UDC as a result of the additional runoff from this development? If "Yes" detention will be required.
 - b) The existing TxDot Structures will have to be analyzed for capacity.

Mr. Schroeder
Page 2
May 9, 2002

- Development Services, Engineering Section has indicated the following shall be required prior to final plat approval:

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent and approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provided safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

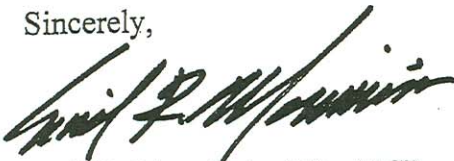
- **(If Applicable)** This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- **(If Applicable)** It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include: flood plains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services



CITY OF SAN ANTONIO

November 20, 2003

Mr. Stephen Horvath, P.E., R.P.L.S.

Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216

Re: POADP # 463 B, Umbell Oaks & POADP # 441 Fiesta Northwest

Dear Mr. Horvath:

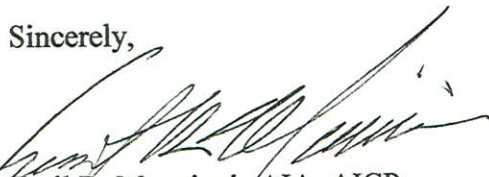
The Planning Department has completed its analysis on the subject POADPs for validity. Please be advised subject POADPs have satisfied the provisions entitled Scope of Approval of the City of San Antonio Unified Development Code (UDC) under Article 4, (h), (1) a.:

"The Master Development shall expire unless a final plat is approved within eighteen (18) months from the approval of the Master Development Plan that Plats, at least twenty (20) acres or eight (8) percent of the net area of the Master development Plan area or that requires at least five hundred dollars (\$500,00.00) in infrastructure expenses if thee Master development Plan is one thousand (1,000) acres or less or at least one million dollars (\$ 1,000,000.00) if the Master Development Plan is more than one thousand (1,000) acres.

A copy of this letter will be placed in the file.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

Michael Herrera

From: Michael Herrera
Sent: Friday, November 21, 2003 12:15 PM
To: 'shorvath@vickreynet.com'
Cc: Emil Moncivais
Subject: POADPs Fiesta Northwest Crossing #441-C and Umbell Oaks # 463-C



POADP #441-C &
463-C .pdf

Mr. Horvath as requested a copy of the verification letter for your file. The original will be sent by mail to your office.

If you have any other questions please feel free to contact me @ 207-7038.

Michael O. Herrera,
Special Projects Coordinator
Comprehensive Division
Planning Department

CITY OF SAN ANTONIO
Public Works Department
Storm Water Utility

TO: Michael O. Herrera, Planner II, Planning Department

FROM: Nathaniel Hardy, Storm Water Engineer

COPIES: File

SUBJECT: FIESTA NORTHWEST

DATE: April 3, 2002

I do not recommend approval. Comments are based upon requirements of the 2001 UDC.

1. Provide appropriate items required for the Storm Water Management Plan. Appropriate means those items needed to explain the plan to conduct Storm Water through this property.
2. Place interceptor drains at appropriate locations on the uphill side of these large lots.
3. What is intent as far as the drainage easements on the site? Will the drains be left natural or be relocated?
4. Have the existing TxDOT structures been analyzed for capacity? Are existing structures adequate to handle runoff from this subdivision?
5. There is a low water crossing downstream at Utex Blvd. Does the additional runoff from this development put this low water crossing into the "unsafe" side of the chart in the UDC? If the answer to this question is yes, detention will be required.
6. Should work out need detention prior to submittal of this plan.
7. Is Barrett Jaguar existing or proposed? Owner is same as Fiesta Northwest Crossing?

Nathaniel Hardy, P. E.
Storm Water Engineer

TELEPHONE CONVERSATION RECORD

Page 1 of 1

PROJECT	0547-063-014		
CLIENT	Galleria Ventures		
DATE	5/17/02	TIME	3:30 p.m.
CALL FROM	Stephen Horvath	WITH	Vickrey & Associates, Inc.
CALL TO	Mike Herrera	WITH	Dept of Planning

ROUTING	
Mike Herrera	210-207-7897
0547-063-014	

DISCUSSION:

Re: Umbell Oaks and Fiesta Northwest Crossing POADP Approvals

Steve inquired of Mike regarding the date that was placed on the approved POADP's for Umbell Oaks Subdivision and Fiesta Northwest Crossing Subdivision with the approval date of 5/9/02. Steve expressed a concern that the note stamp on the plans indicated if no plats are filed, the plan will expire on 11/8/03. Steve advised Mike that we had previously submitted information validating the POADP's to be valid through September 25, 2007 through the development rights process. Mike stated that the previous development rights established through September 25, 2007 continued to be in effect for both of these POADP's as revised and approved on 5/9/02.



Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Fiesta Northwest Crossing
 Location: SE Corner Junction IH-10 & Loop 1604
 Applicant: ☒ Galleria Ventures ☒ Owner or ☐ Agent
 Address: 4323 Spectrum One, San Antonio, TX 78230 Phone Number: (210) 696-5400

Permit Type (check one):

☐ Zoning, N.C.B. _____ ☒ POADP # 441-B ☐ Plat # _____ ☐ Bldg. Plan # _____ ☐ Other: _____

Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

[illegible]

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
See Original TIA Dated February, 1997		

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Vickrey & Associates by Khut, Dehmed Date: 3/29/02
Comments: Submitted as minor amendment to approved POADP

Box E (For Official Use Only, Do Not Write in this Box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study. A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements. The traffic impact analysis has been waived for the following reason(s):

Reviewed by: _____ Date: _____



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • 210-349-3271

OPERATING ACCOUNT

FROST NATIONAL BANK
SAN ANTONIO, TEXAS

016016

MDP #441-C

PAY: Two Hundred Sixty Eight Dollars and 00/100*****

DATE
3-28-02

CHECK NO.
16016

AMOUNT
*****268.00*****

**PAY
TO THE
ORDER
OF**

City of San Antonio

VICKREY & ASSOCIATES, INC.

⑈016016⑈

⑆111000093⑆

⑈08 0069965⑈

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

November 5, 2003

City of San Antonio
Planning Department
P.O. Box 839966
San Antonio, TX 78283-3966

Attention: Emil R. Moncivais, AICP, AIA

Reference: Fiesta Northwest Crossing, POADP #441-C
Umbell Oaks, POADP #463-C

Dear Mr. Moncivais:

The Fiesta Northwest Preliminary Overall Area Development Plan (POADP) was originally approved as POADP #441 on January 12, 1995 and the Umbell Oaks POADP was originally approved as POADP #463 on January 20, 1995. Both of the POADP's were last revised and accepted with the above referenced numbers on May 9, 2002 and have an expiration date of November 8, 2004. Both of these POADP's have had plats filed since they were last approved. The latest plats are NORTH POINT WEST (Plat No. 010168) on Fiesta Northwest Crossing approved May 25, 2002 and SOUTHTRUST I.H. 10 ADDITION (Plat No. 030442) on Umbell Oaks approved August 6, 2003.

There have been previous plats in both areas encompassing greater than eight percent of the overall area of each POADP. There have also been significant infrastructure improvements in each area including a 20" water main across IH-10 and an 8" sewer main along IH-10 to service Fiesta Northwest Crossing, and utility and street improvements to UTSA Boulevard from IH-10 to Vance Jackson and to Vance Jackson from UTSA Boulevard to the south boundary line to service Umbell Oaks. Copies of supporting documents are attached.

Based on the above, we feel the provisions of Section 35-412(h) of the Unified Development Code have been satisfied and the POADP,s will be valid until 10 years after the date of original approval. Fiesta Northwest Crossing is therefore valid until January 12, 2005 and Umbell Oaks is valid until January 20, 2005. If 50 percent of their area is platted at that time, they shall remain valid for an additional 10 years.

If our understanding of the Code, as it relates to these two POADP's, is correct as stated herein, we would appreciate your acknowledgement by signing on the space provided below and returning a copy of this letter to our office.

Thank you for your assistance in this matter.

Sincerely,

VICKREY & ASSOCIATES, INC.



Robert J. Schroeder, P.E., R.P.L.S.
Senior Project Manager

cc: Michael O. Herrera, Senior Planner

Acknowledged by: _____

Date: _____

03 NOV -6 AM 10:22
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR





VICKREY & ASSOCIATES, INC.

Consulting Engineers

12940 Country Parkway • San Antonio, Texas 78216-2004 • (210) 349-3271 • Fax: (210) 349-2561

TO: Emil R. Moncivais
City of San Antonio, Planning Dept.
1901 S. Alamo, 2nd Floor
San Antonio, TX

DATE: November 5, 2003
PROJECT: Fiesta Northwest Crossing
Umbell Oaks
JOB NO: 0547-063

We are sending you:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Herewith | <input type="checkbox"/> Tracings | <input type="checkbox"/> Plans |
| <input type="checkbox"/> Under Separate Cover | <input checked="" type="checkbox"/> Blue Line Prints | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> By Mail | <input checked="" type="checkbox"/> Xerox Copies | <input type="checkbox"/> Contracts |
| <input checked="" type="checkbox"/> By Messenger | <input type="checkbox"/> Other | <input type="checkbox"/> Estimate No. |
| <input type="checkbox"/> By | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
1		11/05/2003	POADP Verification Package

These are sent:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your information | <input type="checkbox"/> For construction |
| <input type="checkbox"/> By request of | <input type="checkbox"/> For your signature | <input type="checkbox"/> Other |

Remarks:

If you have any questions or require additional information, please give Steve Horvath or me a call.

Thank you.

Copies of:

Entire Package

To:

Michael Herrera

Received by: _____ Date: _____ Submitted by: Robert J. Schroeder, P.E.

Original to Addressee with Package
COPY TO FILE

MONTHLY ESTIMATE

Owner : Galleria Ventures Limited
 Engineer : Vickery & Associates (Chris Dumas)
 Address : 7334 Blanco Road, Suite 109
 City/State : San Antonio, Texas 78216
 Project : Umbell Oaks #1
 Job No. : 185

VN:15225

Yentis Company
 P.O. Box 3041
 Universal City, TX 78148
 (210) 855-3780

****PLEASE NOTE NEW REMITTANCE ADDRESS****

Invoice Date: June 24, 2002
 Invoice No: 68471
 Total Base Bid Amount: \$890,494.95
 Period Covered: Apr 1 - Jun 30, 2002
 Estimate No.: 10 - Revised

Item No.	Description	U/M	Contract Quan.	Price / Unit	Contract Amt.	Total To Date	Prev. Qty	Qty. This Est.	% Cmpl	Total Amt. To Date	Previous Amount	Amount This Est.
	WATER											
	12" DIP WATER	LF	68.00	\$80.00	\$4,080.00	68	68	0	100%	\$4,080.00	\$4,080.00	\$0.00
	12" C-900 WATER	LF	2849.00	\$29.00	\$82,621.00	2895	2849	46	102%	\$83,955.00	\$82,621.00	\$1,334.00
	12" GATE VALVE	EA	7.00	\$1,300.00	\$9,100.00	7	7	0	100%	\$9,100.00	\$9,100.00	\$0.00
	HYDRO-TEST	EA	1.00	\$1,000.00	\$1,000.00	1	1	0	100%	\$1,000.00	\$1,000.00	\$0.00
	8" GATE VALVE	EA	1.00	\$600.00	\$600.00	1	1	0	100%	\$600.00	\$600.00	\$0.00
	FIRE HYDRANT	EA	4.00	\$2,200.00	\$8,800.00	4	4	0	100%	\$8,800.00	\$8,800.00	\$0.00
	2" PERM. BLOW-OFF	EA	1.00	\$1,000.00	\$1,000.00	1	1	0	100%	\$1,000.00	\$1,000.00	\$0.00
	1" AUTO AIR RELEASE VALVE	EA	1.00	\$1,000.00	\$1,000.00	1	1	0	100%	\$1,000.00	\$1,000.00	\$0.00
	FITTINGS	TN	1.50	\$1,000.00	\$1,500.00	2.3	1.5	0.8	153%	\$2,300.00	\$1,500.00	\$800.00
	TRENCH PROTECTION	LF	2917.00	\$0.10	\$291.70	2963	2917	46	102%	\$298.30	\$291.70	\$4.60
	2" TEMPORARY BLOWOFF	EA	0.00	\$775.00	\$0.00	0	0	0	100%	\$0.00	\$0.00	\$0.00
SUBTOTAL					\$109,992.70				102%	\$112,131.30	\$109,992.70	\$2,138.60
	STREETS											
	EXCAVATION	CY	10044.00	\$17.00	\$170,748.00	10044	10044	0	100%	\$170,748.00	\$170,748.00	\$0.00
	EMBANKMENT	CY	2100.00	\$4.00	\$8,400.00	2100	2100	0	100%	\$8,400.00	\$8,400.00	\$0.00
	CLEARING	AC	5.70	\$2,000.00	\$11,400.00	5.7	5.7	0	100%	\$11,400.00	\$11,400.00	\$0.00
	12" FLEX BASE	SY	19711.00	\$7.50	\$147,832.50	19711	19711	0	100%	\$147,832.50	\$147,832.50	\$0.00
	1 1/2" HMACTY"D"	SY	17512.00	\$5.00	\$87,560.00	17512	17512	0	100%	\$87,560.00	\$87,560.00	\$0.00
	7" CONCRETE CURB	LF	5031.00	\$5.00	\$25,155.00	5031	5031	0	100%	\$25,155.00	\$25,155.00	\$0.00
	7" CONCRETE CURB & GUTTER	LF	5630.00	\$7.00	\$39,410.00	5630	5000	630	100%	\$39,410.00	\$35,000.00	\$4,410.00
	SIDEWALKS	SY	2400.00	\$14.00	\$34,800.00	2490	0	2490	100%	\$34,800.00	\$0.00	\$34,800.00
	TREE PROTECTION FENCE	LS	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	HEADER CURB	LF	62.00	\$5.00	\$310.00	62	62	0	100%	\$310.00	\$310.00	\$0.00
	4" SOLID THERMO TAPE (WH)	LF	845.00	\$1.35	\$1,140.75	845	845	0	100%	\$1,140.75	\$1,140.75	\$0.00
	4" DASHED THERMO TAPE (WH)	LF	5368.00	\$1.35	\$7,244.10	1340	5368	-4028	25%	\$1,809.00	\$7,244.10	(\$5,435.10)
	16" STOP STRIPE	LF	68.00	\$6.30	\$428.40	0	0	0	0%	\$0.00	\$0.00	\$0.00
	4" CROSSWALK THERMO TAPE (WH)	LF	402.00	\$1.35	\$542.70	0	0	0	0%	\$0.00	\$0.00	\$0.00
	3" SCH 80 PVC CONDUIT	LF	300.00	\$14.00	\$4,200.00	300	300	0	100%	\$4,200.00	\$4,200.00	\$0.00
	24" STEEL CASING	LF	86.00	\$65.00	\$5,590.00	86	86	0	100%	\$5,590.00	\$5,590.00	\$0.00
SUBTOTAL					\$544,821.45				99%	\$538,415.25	\$504,580.35	\$33,834.90
	DRAINAGE											
	DRAIN EXCAVATION	CY	7900.00	\$16.00	\$126,400.00	7900	7900	0	100%	\$126,400.00	\$126,400.00	\$0.00
	CL"A" CONC (WW/BOX CULV)	CY	82.00	\$400.00	\$32,800.00	82	82	0	100%	\$32,800.00	\$32,800.00	\$0.00
	REINFORCING STEEL	LB	12100.00	\$0.50	\$6,050.00	12100	12100	0	100%	\$6,050.00	\$6,050.00	\$0.00
	SAW PIPE RAILING	LF	84.00	\$30.00	\$1,920.00	84	84	0	100%	\$1,920.00	\$1,920.00	\$0.00
	6" CONCRETE RIP-RAP	SY	255.00	\$65.00	\$16,575.00	255	255	0	100%	\$16,575.00	\$16,575.00	\$0.00
	CL"A" CONC (INLETS)	CY	9.00	\$600.00	\$5,400.00	9	9	0	100%	\$5,400.00	\$5,400.00	\$0.00
	STRUCTURAL EXCAVATION	CY	365.00	\$20.00	\$7,300.00	365	365	0	100%	\$7,300.00	\$7,300.00	\$0.00
	EMBANKMENT (SPOIL AREA)	CY	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	CLEAR & GRUB (SPOIL AREA)	AC	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	PERM.STABILIZATION (SPOIL AREA)	SY	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	SILT FENCE (SPOIL AREA)	LF	0.00	\$0.00	\$0.00	0	0	0	0%	\$0.00	\$0.00	\$0.00
	CONSTRUCTION EXIT	SY	956.00	\$1.00	\$956.00	956	956	0	100%	\$956.00	\$956.00	\$0.00
	ROCK BERM	LF	150.00	\$12.00	\$1,800.00	150	150	0	100%	\$1,800.00	\$1,800.00	\$0.00
	SILT FENCE	LF	3165.00	\$2.00	\$6,330.00	3165	3165	0	100%	\$6,330.00	\$6,330.00	\$0.00
SUBTOTAL					\$205,531.00				100%	\$205,531.00	\$205,531.00	\$0.00

03 NOV -6 AM 10:22
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

Project : Umbell Oaks #1
Invoice : 6647

Item No.	Description	U/M	Contract Quan.	Price / Unit	Contract Amt.	Total To Date	Prev. Qty	Qty. This Est.	% Cmpl	Total Amt. To Date	Previous Amount	Amount This Est.
=====												
	ADDITIVE ALTERNATE (WATER)											
1	8" C-900 WATER	LF	1048.00	\$21.00	\$22,008.00	1028	1048	-20	98%	\$21,588.00	\$22,008.00	(\$420.00)
2	8" GATE VALVE	EA	3.00	\$600.00	\$1,800.00	3	3	0	100%	\$1,800.00	\$1,800.00	\$0.00
3	HYDRO-TEST	EA	1.00	\$500.00	\$500.00	1	1	0	100%	\$500.00	\$500.00	\$0.00
4	FITTINGS	TN	0.67	\$1,000.00	\$670.00	0.67	0.67	0	100%	\$670.00	\$670.00	\$0.00
5	TRENCH PROTECTION	LF	1048.00	\$0.10	\$104.80	1028	1048	-20	88%	\$102.80	\$104.80	(\$2.00)
6	SILT FENCE	LF	1652.00	\$2.00	\$3,304.00	1652	1652	0	100%	\$3,304.00	\$3,304.00	\$0.00
7	ROCK BERM	LF	74.00	\$12.00	\$888.00	74	74	0	100%	\$888.00	\$888.00	\$0.00
8	2" TEMP BLOW-OFF	EA	1.00	\$775.00	\$775.00	1	1	0	100%	\$775.00	\$775.00	\$0.00
9	CUT & REPLACE PAVEMENT	LS	1.00	\$100.00	\$100.00	1	1	0	100%	\$100.00	\$100.00	\$0.00

SUBTOTAL					\$30,149.80				99%	\$29,727.80	\$30,149.80	(\$422.00)

	CHANGE ORDERS											
1	CO #1	LS	1.00	\$19,112.50	\$19,112.50	1	1	0	100%	\$19,112.50	\$19,112.50	\$0.00
2	CO #2	LS	1.00	\$980.00	\$980.00	1	1	0	100%	\$980.00	\$980.00	\$0.00
3	CO #3	LS	1.00	(\$14,557.84)	(\$14,557.84)	1	1	0	100%	(\$14,557.84)	(\$14,557.84)	\$0.00
4	CO #4	LS	1.00	\$55,358.00	\$55,358.00	1	0	1	100%	\$55,358.00	\$0.00	\$55,358.00
5	CO #5	LS	1.00	\$910.00	\$910.00	1	0	1	100%	\$910.00	\$0.00	\$910.00

SUBTOTAL					\$61,802.66				100%	\$61,802.66	\$5,534.66	\$56,268.00

GRAND TOTAL					\$952,297.61				100%	\$947,608.01	\$855,788.51	\$91,819.50
=====												

Total Earned To Date : \$947,608.01
Less 10% Retainage : \$94,760.80
Net Earned To Date : \$852,847.21
Previous Payments : \$765,318.07
Total Due : \$67,529.14

Check No. : _____
Date : _____

Interest costs of 1% per month will be added to overdue
invoiced not paid in full by the 10th of the month.

Certified Correct for
Yanile Company

By: Pat Duban
Date: June 24, 2002
Forwarded to Engineer

Engineer's Approval for Owner
By: Chris Jones
Date: 8/13/2002
Date: 8/14/2002
Forwarded to Owner

MONTHLY ESTIMATE

Yantis Company
P.O. Box 3041
Universal City, TX 78148
(210) 655-3780

Owner Galleria Ventures
Engineer Vickrey & Associates
Address 7334 Blanco
City/State San Antonio, TX 78216
Project Umbell Oaks
Job No. 308

****PLEASE NOTE NEW REMITTANCE ADDRESS****

Invoice Date October 10, 2003
Invoice No. 7185
Original Contract Amount \$81,997.66
Period Covered Sep 1 - Oct 10, 2003
Estimate No. 4 - Final

Item No.	Description	U/M	Contract Quan.	Price / Unit	Contract Amt.	Total To Date	Prev. Qty	Qty. This Est.	% Cmpl	Total Amt. To Date	Previous Amount	Amount This Est.
=====												
	SANITARY SEWER IMPROVEMENTS											
1.	CLEARING	LS	1	\$6,000.00	\$6,000.00	1	1	0	100%	\$6,000.00	\$6,000.00	\$0.00
2.	8"SEWER PIPE(0-6)	LF	510	\$20.00	\$10,200.00	510	510	0	100%	\$10,200.00	\$10,200.00	\$0.00
3.	8"SEWER PIPE(6-10)	LF	999.58	\$26.00	\$25,989.08	999.58	999.58	0	100%	\$25,989.08	\$25,989.08	\$0.00
4.	8"SEWER PIPE(10-14)	LF	265.69	\$32.00	\$8,502.08	265.69	265.69	0	100%	\$8,502.08	\$8,502.08	\$0.00
5.	TRENCH PROTECTION	LF	1787	\$1.00	\$1,787.00	1787	1787	0	100%	\$1,787.00	\$1,787.00	\$0.00
6.	STANDARD MANHOLE	EA	6	\$1,750.00	\$10,500.00	6	6	0	100%	\$10,500.00	\$10,500.00	\$0.00
7.	EXTRA DEPTH MANHOLE	VF	15	\$150.00	\$2,250.00	15	15	0	100%	\$2,250.00	\$2,250.00	\$0.00
8.	SILT FENCE	LF	1842	\$1.50	\$2,763.00	1842	1842	0	100%	\$2,763.00	\$2,763.00	\$0.00
9.	CONSTRUCTION EXIT	SY	83	\$5.50	\$456.50	83	83	0	100%	\$456.50	\$456.50	\$0.00
10.	6"SANITARY SEWER LATERAL	LF	11	\$50.00	\$550.00	11	11	0	100%	\$550.00	\$550.00	\$0.00
11.	DROP MANHOLE TIE-IN	EA	1	\$1,000.00	\$1,000.00	1	1	0	100%	\$1,000.00	\$1,000.00	\$0.00
=====												
	SUBTOTAL				\$69,997.66				100%	\$69,997.66	\$69,997.66	\$0.00
=====												
1.	ADDITIVE ALTERNATE #1 TOPSOIL/SEEDING/WATERING	LS	1	\$12,000.00	\$12,000.00	1	0.9	0.1	100%	\$12,000.00	\$10,800.00	\$1,200.00
	SUBTOTAL				\$12,000.00				100%	\$12,000.00	\$10,800.00	\$1,200.00
=====												
	GRAND TOTAL				\$81,997.66				100%	\$81,997.66	\$80,797.66	\$1,200.00

Check No.: _____

Date: _____

Interest costs of 1% per month will be added to overdue
invoices not paid in full by the 10th of the month.

Total Earned to Date : \$81,997.66
Less 0% Retainage : \$0.00
Net Earned to Date : \$81,997.66

Previous Payments : \$64,077.89

Total Due : \$17,919.77

Certified Correct for
Yantis Company

By: _____

October 10, 2003

Date: _____

Forwarded to Engineer

Engineer's Approval for Owner:

By: _____

Date: _____

Date: _____

Engineer's Approval

Forwarded to Owner



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: Fiesta Northwest Crossing FILE # 441-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☒ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Parks - Open Space
☐ Other: _____ ☐ Fire Protection
☐ Bexar County Public Works

02 MAR 29 PM 4:07

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

August 17, 2001

☐ I recommend approval

☒ I do not recommend approval

On 5/1/02, I notified Vickrey + Assoc. Bob Schroeder, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Intersect Street "A" is labeled 86' Row and called out
as a Local "B" street. Change labels to reflect Street "A" as
a collector (70' Row) or revise FIA to ^{show} justify a Local B street will
be adequate.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY -2 PM 1: 9

Kevin Rowe

Signature

Sr. Eng Associate

Title

5/2/02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

5/2/02



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: Fiesta Northwest Crossing FILE # 441-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

02 MAR 29 PM 4:07

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

August 17, 2001

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: AN UPDATED TIA IS REQUIRED

g mll

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 19 PM 4:19

[Signature]
Signature

Senior Eng
Title

4-19-02
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

4/2/05



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Fiesta Northwest Crossing FILE # 441-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☒ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

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This item is tentative scheduled for 4/5/02 before the (MDP) committee

☐ I do not recommend approval



SR. PLANNER
Title

4-5-02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

4/2/05



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Fiesta Northwest Crossing FILE # 441-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☒ Other: Disability Access ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

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This item is tentative scheduled for 4/5/02 before the (MDP) committee

August 17, 2001

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Please submit sidewalk or pedestrian
access plans,

M. O. Herrera Planner II
Signature Title

4-9-02
Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Fiesta Northwest Crossing FILE # 441-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☒ Master Development Plan ☐ Street and Drainage
- ☒ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

02 MAR 29 PM 4:07

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

August 17, 2001

SEE COMMENT

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: I HIO W IS ON THE MTP AND TXDOT SYSTEM
REQUIRING A MIN. OF 120' ROW AND TXDOT REVIEW. LTSA
BLVD AND VANCE JACKSON ARE BOTH ON THE MTP
REQUIRING A MIN OF 80' ROW.

NEED TXDOT REVIEW


Signature

Planner
Title

040302
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED APR 03 2002

(Check One)

Date: 3/29/02

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) (MOAZ) ☐ Military Airport Overlay Zone
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Fiesta Northwest Crossing FILE # 441-C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☒ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 29 PM 4:07

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/5/02 before the (MDP) committee

RECEIVED APR 08 2005

August 17, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- coordinate tree preservation
- trees and understory plants may be
preserved to meet landscape, landscape
buffer & street tree requirements

OKeild City Arborist 5/23/02
Signature Title Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001

5/2/04



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 5/7/02

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: Hiesta N.W. Crossing FILE # 441C

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:
- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I do not recommend approval

Comments:

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -7 PM 12:16

5/7/02

Date _____